

Planning Board Agenda for

City of Manchester, New Hampshire

Planning Board

Held on: January 26, 2006 at 6:00 p.m.

One City Hall Plaza

Manchester, NH 03101

(603) 624-6450

planning@ci.manchester.nh.us

MANCHESTER PLANNING BOARD

PUBLIC HEARING/LIMITED BUSINESS MEETING

Thursday, January 26, 2006 – 6:00 p.m.

City Hall, Third Floor, Aldermanic Chambers

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

1. S-01-2005 Property located at 165 Fairmount Avenue, an application for reconsideration (request for removal of a condition of subdivision approval) – Duval Survey for Albert J. Azzi
2. S-04-2006 Property located at 116 Gilford Street and 53 Oneida Street, an application to subdivide property by adjusting a property line – Holden Engineering & Surveying for Paul & Irene Dupont and David Paul
3. SP-02-2006 Property located at 435 Amory Street, an application for site plan approval for the renovation and building addition of a former school building into thirty-four (34) congregate care housing units – CLD Consulting Engineers for MHRA
4. CU-03-2006 Property located at 435 Amory Street, an application for a conditional use permit to reduce the required number of parking spaces for a congregate care facility – CLD Consulting Engineers for MHRA
5. SP-03-2006 Property located at 167 & 183 Silver Street, an application for site plan/planned
PD-01-2006 development approval for the construction of two (2) townhouse buildings containing fifteen (15) dwelling units – KNA for KAM Development, LLC, and Francis & Jeanne Coleman

6. SP-04-2006 Property located at 1015-1019 Second Street & 760 S. Main Street, an application for site plan approval for the construction of a 3,925 sq. ft. convenience store, twelve (12) vehicle fueling stations, and a drive-through car wash – MHF Design Consultants, Inc. for Exxon Mobil Corporation

II. LIMITED BUSINESS MEETING:

7. Update on Master Plan process, and selection of three Planning Board members for steering committee.
8. Approval of minutes of December 01, 2005 Planning Board meeting.
9. S-39-2005 Property located on Lindstrom Lane, an application to subdivide property to create fifteen (15) single family lots having frontage on a new public street – TF Moran for Milton & Sally Argeriou
Public Hearing: September 08, 2005 [Recommendation Enclosed]
10. S-55-2005 Property located at 1081 & 1085 Union Street, an application to subdivide property to create one (1) new lot – Joseph M. Wichert for Elizabeth Bailey
Public Hearing: December 01, 2005 [Staff Report]
11. S-58-2005 Property located at 189 Moore Street, an application to subdivide property to create one (1) single family building lot – Joseph M. Wichert for Mark Karczewski
Public Hearing: December 01, 2005 [Staff Report]
12. CU-29-2005 Property located at 189 Moore Street, an application for a conditional use permit to create a 5,135 sq. ft. lot for construction of a single family dwelling – Joseph M. Wichert for Mark Karczewski
Public Hearing: December 01, 2005 [Staff Report]
13. SP-32-2005 Property located at 51 Sargent Road, an application to create a planned
PD-11-2005 development by the construction of ten (10) buildings, for site plan and
CU-22-2005 conditional use approval for construction of approx. 78,810 sq. ft. of self storage and accessory office space – SFC Eng. for HCH Real Estate Trust
Public Hearing: December 01, 2005 [Staff report to be distributed at meeting]
14. SP-37-2005 Property located at 594-604 Silver Street, an application for site plan approval for the construction of one (1) new townhouse dwelling unit – Jeff Merritt (KNA) for R 2003L Realty, LLC
Public Hearing: December 01, 2005 [Recommendation Enclosed]
15. PD-08-2005 Property located at 749 Corning Road, an application to expand a planned
CU-23-2005 development, and for a conditional use permit for the creation of fourteen (14)

manufactured home sites – Hoyle, Tanner and Assoc. for Walter Eberhardt
Public Hearing: December 01, 2005 **[Staff report to be distributed at meeting]**

16. S-01-2006 Property located at 1161 South Beech Street, an application to subdivide property to create one (1) new single family lot – Joseph M. Wichert for Rose Ann Boudreau Rev. Trust
Public Hearing: January 12, 2006 **[Recommendation Enclosed]**
17. S-04-2006 Property located at 116 Gilford Street and 53 Oneida Street, an application to subdivide property by adjusting a property line – Holden Engineering & Surveying for Paul & Irene Dupont and David Paul
[Recommendation Enclosed]
18. M-01-2006 Request for a merger of two parcels including property at 3 South Bedford Street, TM 274, Lot 7A, and a portion of a former public street discontinued by action of the Board of Mayor and Aldermen and sold to the applicant, Nicholas & Agnes Bonardi, Trustee's.
19. Request from the Anagnost Companies for reconsideration of the fence issue at the Elliot Hospital Day Care Facility.
20. Any other business items from Staff or Board.